



SCENARIO **WOODMONT**



WHY THIS STATION?

Woodmont is ripe for mixed-use development opportunity. Existing development is suburban, but a few key parcels are undeveloped, offering an opportunity to create a mixed-use neighborhood destination with a variety of housing types transitioning to the nearby garden apartments, condominium complexes and single-family neighborhoods.

PROPERTY VALUE THROUGH 2057

\$60.2 million to \$81.4 million for 441 surrounding acres of nothing changed

WITH LIGHT RAIL AND RELATED DEVELOPMENT?

\$183.4 million to \$248.1 million, or 205 percent more

WHICH MEANS

\$45 million to \$60.8 million in new tax revenue

POTENTIAL NEW JOBS WITHIN A QUARTER-MILE

About 700

NEW RESIDENTS

1,800

AFFORDABLE HOUSING OPPORTUNITY

Potential for a partnership with developers in addition to land banking for future affordable homes.

OTHER RECOMMENDED AMENITIES

1 mile of new streets, 2 miles of new sidewalks and half a mile of new paths.

BONUS BULLET

This station could provide neighborhood services within biking and walking distance to a variety of housing types and provide a mix of retail and office to augment the residential uses, creating a neighborhood destination.